

## Fauquier County Purchase of Development Rights Program

### ODEC Target Area Criteria

The following program criteria and procedures will be used for the purchase of development rights on farmland within the five-mile radius mitigation zone around the new power plant. The program will be fully operational when funds are actually received by the County. Applications are being accepted in anticipation of receipt of these funds.

#### Eligibility Criteria:

- land must be used for a bona fide agricultural operation
- tract(s) must be located within a 5-mile radius from the site of the new power plant
- parcel is at least 10 acres or comprises a combined area of contiguous parcels of at least 10 acres or duly enrolled in an adopted Agricultural or Forestal District
- the parcel(s) must not be under conservation easement or pending consideration for conservation easement or otherwise restricted from development

## **PDR REVIEW COMMITTEE CRITERION**

### **Standards for Ranking (high – medium – low)**

#### Quality of Farmland

- \* Parcel Size
- \* Quality of soils

#### Farm Income (Contribution to Agricultural Economy)

- \* Income derived from farming operation

#### Surrounding Support Quality

- \* Strategic Location
- \* Proximity to protected (eased) property

#### Historic Qualities

- \* Historic values

#### Environmental Qualities

- \* Water Resources

#### Zoning

### **Price**

Payment for a Development Right = \$20,000 per unit

Based on gross by-right allotment per sliding scale

Bargain Sale: landowner to obtain appraisal

Number of development rights for all parcels to be determined by:

County Zoning department – lotting potential (based on gross by-right allotment per RA/RC Land Subdivision Sliding Scale

Type 1 soils analysis

Landowner(s) to identify any development rights to be retained

## PDR Program for ODEC Mitigation Area

### PDR REVIEW COMMITTEE

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